125.A	0001	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,000 / 694,000
					USE VALUE:	694,000 / 694,000
					ASSESSED:	694,000 / 694,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 25

Owner 1:	HYDE BENJAMIN A--ETAL
Owner 2:	KIRCHNER MARIE C
Owner 3:	
Street 1:	25-27 BARTLETT AVE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 3737 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	690,700	3,300		694,000
Total Card	0.000	690,700	3,300		694,000
Total Parcel	0.000	690,700	3,300		694,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.71 | /Parcel: 185.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 152113

GIS Ref

GIS Ref

Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 125.A-0001-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	679,900	3300	.		683,200	683,200	Year End Roll	12/18/2019
2019	102	FV	612,800	3300	.		616,100	616,100	Year End Roll	1/3/2019
2018	102	FV	540,100	3300	.		543,400	543,400	Year End Roll	12/20/2017
2017	102	FV	491,000	3300	.		494,300	494,300	Year End Roll	1/3/2017
2016	102	FV	491,000	3300	.		494,300	494,300	Year End	1/4/2016
2015	102	FV	452,500	3300	.		455,800	455,800	Year End Roll	12/11/2014
2014	102	FV	431,100	3300	.		434,400	434,400	Year End Roll	12/16/2013
2013	102	FV	431,100	3300	.		434,400	434,400		12/13/2012

!9710!

PRINT

Date	Time
12/11/20	00:08:39

LAST REV

Date	Time
09/13/18	14:21:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9710

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	U32-20		4/1/1988		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	406	Re-Roof	19,875	C				
6/8/1999	324	Redo Kit	25,500					REMODEL KITCHEN
7/16/1997	403	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	152113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7003																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	45 - 7003

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	0.93097401
Const Adj.:	0.99989998
Adj $ / SQ:	274.610
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1000995
Depreciation:	310309
Depreciated Total:	690687

COMMENTS

648-7736,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	0
Totals			
1	8	4	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	247.15
Special Features:	0	Val/Su Net:	184.83
Final Total:	690700	Val/Su SzAd	184.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,737	274.610	1,026,217

Net Sketched Area:	3,737		Total:	1,026,217	
Size Ad	3737	Gross Are	3737	FinArea	3737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.A-0001-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300